



lindsay perry access

Disability Access Report

Proposed Childcare Centre

110-112 Mount Vernon Road
MOUNT VERNON NSW

For: Vladimir Vanovac & Mark Toma
Ref: LP_19025



Executive Summary

Development application documentation for the Proposed Childcare Centre located at 110-112 Mount Vernon Road Mount Vernon, has been reviewed against the requirements of the Building Code of Australia 2016 and The Disability Discrimination Act 1992 with regard to access for persons with a disability. The requirements of the Disability Standards for Access to Premises (Buildings) and the Access Code for Buildings have also been addressed.

We consider that the drawings presented for assessment, for the purposes of a development application, generally comply with The Building Code of Australia 2016 and the intent of the Disability Discrimination Act 1992, subject to the recommendations made in this report being implemented during the construction process.

The following table summarises compliance status.

Item No.	Description	Compliance Status
Access and Approach		
3.1	Street Boundary to Entrance	Compliant
3.2	Carparking to Entrance	Compliant
3.3	Pathways	Capable of compliance
3.4	Accessible Carparking	Capable of compliance
3.5	Kerb Ramp	Capable of compliance
3.6	Entrance	Capable of compliance
Interior		
4.1	Extent of Access Generally	Compliant
4.2	Circulation Areas	Compliant
4.3	Doorways	Compliant
4.4	Exempt Areas	Compliant
4.5	Floor Finishes	To be addressed during detailed design
4.6	Visual Indication to Glazing	To be addressed during detailed design
4.7	Signage	To be addressed during detailed design
4.8	Slip Resistance	To be addressed during detailed design
Sanitary Facilities		
5.1	Distribution	Compliant
5.2	Accessible Toilets	Capable of compliance
Vertical Circulation		
6.1	Accessible Ramps	Capable of compliance
6.2	Stairs	Capable of compliance

Construction is to be in accordance with the recommendations made in this access report to ensure compliance. Where construction differs from the drawings, further assessment will be required to ascertain compliance.

This report is limited to items within drawings listed in this report only. Future alterations and additions to the building will render the recommendations in this report null and void as we cannot guarantee continued compliance where changes to the building fabric are



made. A high level of maintenance is recommended to ensure continued compliance with access legislation.

All dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered in the preparation of the construction certificate documentation to account for wall linings and the like.

Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry. This may differ from that of other consultants. We aim to provide practical, performance-based advice based on project specifics that will maximize access for persons with a disability to the built environment.

Lindsay Perry is a qualified Access Advisor, being an accredited within Australia (ACAA No. 136) and at the international level (GAATES No. BE-02-106-18). Lindsay Perry Access Pty Ltd carries public liability insurance, professional indemnity insurance and workers compensation insurance.

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Revision Summary

Date	Description	Revision
26 Feb. 2019	draft Disability Access Report	0
7 March 2019	Disability Access Report	1



1. Project Background

This Access Report considers the Proposed Childcare Centre located at 110-112 Mount Vernon Road Mount Vernon, against the requirements of the Building Code of Australia 2016 (BCA), Disability (Access to Premises) Standards 2010 and The Disability Discrimination Act 1992 (DDA), with regard to access for persons with a disability.

The proposed childcare centre is provided over a single level and accommodates one hundred and twenty (120) children within eight (8) play rooms. The childcare areas are arranged along a north facing verandah with access to outdoor play areas. Ancillary areas are provided along the southern side of the building. Carparking is provided at the front of the building with easy access provided to the building entrance.

Documentation prepared by Project Works Design has been reviewed as follows:

- SK01 B Proposed Site Plan
- SK02 B Proposed Floor Plan
- SK03 B Proposed Roof Plan
- SK04 B Proposed Elevations & Section

It is estimated that one in five people in Australia have a long-term disability (Australian Bureau of Statistics – 2003). This includes physical disability, intellectual disability, and sensory impairments such as vision and hearing. It does not include those with a short-term (temporary) disability or the continuing aging population.

Lindsay Perry Access have adopted a best practice, performance-based approach to access. Assessment is based on project specifics and takes into account various factors such as site topography, heritage and existing site conditions.

2. Legislation

The requirements of BCA 2016 have been adopted in the preparation of this access report.

Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The Building Code of Australia 2016 (BCA) Section D3 – Access for People with Disabilities
- The Building Code of Australia 2016 (BCA) Section D2 (in part) – thresholds and slip resistant
- The Building Code of Australia 2016 (BCA) Section E3.6 – Lifts
- Australian Standards AS1428.1(2009) Amendment 1, AS1428.2(1992), AS1428.4(2009) – Design for Access and Mobility
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.

The accessibility of the proposed development has been considered in regard to the relevant access legislation. A summary of the requirements of relevant legislation follows.



- The **DDA** requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability. The DDA is a complaint-based law and is administered by the Human Rights and Equal Opportunities Commission
- The **DDA Premises Standards** include an **Access Code** written in the same style as the Building Code of Australia. That is, the Access Code has a number of Performance Requirements that are expressed in broad terms and references to a number of technical Deemed-to-Satisfy Provisions. The Deemed-to-Satisfy provisions refer in many cases to technical details in Australian Standards such as AS1428.1, the primary Australian Standard relating to building access for people with a disability.
- The **BCA 2016** for Class 9b Childcare buildings requires access for people with disabilities to and within all areas usually used by the occupants.
- **AS1428 – Design for Access and Mobility** requires the inclusion of a continuous accessible path of travel from the street footpaths and carparking areas to the entry and facilities within the building. It also includes requirements for doorways, stairs, toilets, etc.

Part 1 (2009) of this standard contains access requirements that are mandatory for the provision of access for persons with a disability and is referred by the BCA. Amendment 1 of this document was released in 2010.

Part 2 (1992) provides enhanced and best practice requirements. While AS1428.2 is not mandatory, the inclusion of its requirements such as accessible reception counters reduce the risk of a complaint made under the DDA. AS1428.2 is referenced by the Human Rights and Equal Opportunities Commission Advisory Notes for Access to Premises that accompanies the DDA.

Requirements for tactile indicators are included in Part 4.1 (2009) of this standard.

Part 5 (2010) provides requirements for Communication for people who are deaf or hearing impaired but is not referenced by the BCA.

- **AS2890.6** applies to the carparking areas generally.

3. Access and Approach

The approach to the building needs to be considered when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability.

An accessible path of travel is required to the building entrance from the allotment boundary at the main points of pedestrian entry, from accessible carparking areas and from any adjacent and associated accessible building.



In this instance, the approach to the building has been considered as follows:

- from the allotment boundary at the pedestrian entrance along Mount Vernon Road;
- from the carparking area to the entrance.

3.1 Approach from Street Boundary

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

Compliance Summary:

Compliant

A formed pedestrian pathway is provided to the entrance from the allotment boundary along Mount Vernon Road. Spot levels indicate that the area is level and conducive to the provision of an accessible path of travel.

3.2 Approach from Accessible Carparking

The BCA requires that a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance.

Compliance Summary:

Compliant

A formed pedestrian pathway is provided to the entrance from the accessible carparking areas. Spot levels indicate that the area is level and conducive to the provision of an accessible path of travel.

3.3 Pathways Generally

An accessible path of travel is required from the accessible carparking areas to the main entrance of the building and from the allotment boundary to the main entrance. The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428.

Compliance Summary:

Capable of compliance

Recommendations:

For compliance with AS1428.1, the following access requirements apply and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.
- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.



- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.
- e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available. They are required within 2m of the end of the pathway where it is not possible to continue travelling along the pathway.

A passing space shall have a minimum width of 1800 for a minimum length of 2000mm. Refer to AS1428.1, Clause 6.4.

3.4 Accessible Carparking

Where in excess of five carparking spaces are provided on the site, there is a requirement for the provision of accessible carparking.

Compliance Summary:

Capable of compliance

Two accessible carparking spaces are nominated on the site plan. Configuration is in accordance with AS2890.6.

Recommendations:

Access requirements for the accessible carparking are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required.
- b. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.
- c. The maximum allowable crossfall of accessible carparking area to be, 1:33 (for outdoor spaces). This crossfall applies both parallel and perpendicular to the angle of parking.
- d. Designated accessible carparking is to be identified using the International Symbol for Access (ISA) –ground and vertical signage is required. Signage is to comply with AS1428.1.

3.5 Kerb Ramp

A kerb ramp is provided to facilitate an accessible path of travel from the carparking area to the porch / entrance area.

Compliance Summary:

Capable of compliance

The configuration of the kerb ramp is generally in accordance with AS1428.

**Recommendations:**

The following access requirements apply to kerb ramps and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Kerb ramps to comply with AS1428(2009) Amendment 1, Clause 10.7
- b. Maximum gradient of the kerb ramps to be 1:8 and maximum length to be 1520mm (providing a maximum height of 190mm).
- c. Kerb ramps to have a non-slip surface as required by AS1428.
- d. A tooled joint should be provided between parts of the kerb ramp to assist persons with a vision impairment with orientation.

3.6 Entrance

In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and not less than 50% of all pedestrian entrances including the principal pedestrian entrance. In a building with a total floor area more than 500 sqm a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Compliance Summary:

Capable of compliance

A single swinging doorway with 920mm leaf and adequate circulation areas provides entry to the building.

Recommendations:

The following access requirements apply to the entrance and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. Door are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.
- c. Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces – refer to Figure 6.
- d. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.



4 Interior

The childcare centre is required to be accessible to people with disabilities. BCA requires access to and within ALL areas used by the occupants. Within a childcare centre, staff are required to have a degree of mobility due to the nature of the duties performed as a part of their position descriptions.

Position descriptions for childcare workers commonly list the following attributes:

- Strong interpersonal communication skills;
- Instructional skills;
- Physical stamina (in the context of meeting the demands of the physical energy exerted by the children).

Physical activities listed within position descriptions for childcare workers often include the following:

- Sitting on the floor;
- Bending;
- Walking;
- Ability to distinguish colour; Lifting children up to 15kg.

With regard to staff only ancillary areas, we note that BCA Clause D3.4 Exemptions could be argued. It states the following:

The following areas are not required to be accessible:

- a) An area where access would be inappropriate because of the particular purpose for which the area is used.*
- b) An area that would pose a health or safety risk for people with a disability.*
- c) Any path of travel providing access only to an area exempted by (a) or (b).*

Given the typical position description for a childcare worker and the physical activities expected, it would be highly unlikely for a staff member to have a non-ambulant disability. Therefore, we consider that access for people with disabilities is not required to the following rooms: store rooms; cot rooms; and nappy change rooms.

4.1 Extent of Access Generally – BCA

Accessibility provisions of the BCA have generally been met. Access is provided to and within the childcare centre.

Compliance Summary:

Compliant

4.2 Circulation Areas

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Compliance Summary:

Compliant



4.3 Doorways Generally

AS1428 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

Compliance Summary:

Compliant – performance-based approach due to nature of the building as a childcare centre with regard to circulation areas.

We note provision of a 920mm door leaf to doorways within the accessible path of travel.

Recommendations:

Access requirements for doorways within the accessible path of travel are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance

- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.
- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.

Door handles and related hardware shall be able to be unlocked and opened with one hand per AS1428.1 (2009), Clause 13.5.1. The handles shall enable a person who cannot grip to operate the door without their hand slipping from the handle. We recommend the use of lever handles.

- d. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

4.4 Exempt Areas

BCA Clause D3.4 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

4.5 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during construction to ensure compliance.

Compliance Summary:

To be addressed during detailed design stages.



4.6 Visual Indication to Glazing

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.

Compliance Summary:

To be addressed during detailed design stage.

4.7 Signage

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D3.6. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS1428.1 (2009), Clause 8.

Compliance Summary:

To be addressed during detailed design stage.

Recommendations:

Signage to include information in Braille and tactile signage formats as outlined within BCA Specification D3.6.

- a. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- b. Signage identifying rooms with accessible features or facilities nominated in Clause D3.6 to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door. This is to allow use of the Braille without obstructing pedestrian traffic through the doorway.
- c. For signage identifying an exit, "exit" and the level must be stated on the sign. It must be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

4.8 Slip Resistance

The BCA defines the following slip resistance requirements for stairs and ramps:

Application	Surface Conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or Landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Compliance Summary:

To be addressed during detailed design stage.



5 Sanitary Facilities

The BCA / Access Code for Buildings (Clause F2.4) require the provision of sanitary facilities catering for persons with a disability.

5.1 Distribution of Accessible Sanitary Facilities

The following is required to satisfy BCA requirements:

- A unisex accessible toilet at each level. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- A unisex accessible shower is required where showers are required by F2.3. In this regard, BCA only requires accessible showers within hospitals, early childhood centres, theatres and sporting venues. Showers are not *required* within commercial, retail or industrial premises. If **required by Clause F2.3**, where one or more showers are provided, 1 accessible shower for every 10 or part thereof must be provided.

To minimize the risk of a complaint made under the DDA, we recommend that where showers are provided for general use, an accessible shower should be provided.

- At each bank of toilets where there is one or more toilets in addition to an unisex accessible sanitary compartment at the bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females

Compliance Summary:

Compliant – a unisex accessible toilet is provided within the building.
There is no requirement for the provision of an accessible shower or ambulant cubicles.

5.2 Unisex Accessible Toilet

A unisex accessible toilet is provided within the building. Room dimensions and arrangement of fixtures is considered capable of compliance.

Compliance Summary:

Capable of compliance

Recommendations:

Access requirements for the accessible toilet facilities are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance. For compliance with AS1428.1(2009), the minimum room dimensions of the accessible toilet are to be 1900x2300mm plus additional area for the handbasin. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

- a. Accessible toilet facilities to be unisex facilities for compliance with the BCA.



- b. Unisex accessible facilities to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.

Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm. A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).

For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.

Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

- c. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.
- d. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.
- e. Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.
- f. Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).
- g. Doorways to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.
- h. Door hardware to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.
- i. Controls such as light switches within the accessible toilet facilities to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1(2009), Clause 14. Controls should be located not less than 500mm to a corner.



6 Vertical Circulation

An accessible ramp and stairs provide the means of access from the verandah to the outdoor play areas at the rear of the building.

6.1 Accessible Ramps

Two accessible ramps are provided, and overall configuration is in keeping with accessibility requirements.

Compliance Summary:

Capable of compliance

Recommendations:

Access requirements for the ramps are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance.

- a. Ramps to comply with AS1428.1, Clause 10.3.
- b. Maximum allowable gradient of the ramp is 1:14, minimum clear width to be 1000mm and maximum length between landings to be 9m (for 1:14 gradient).
- c. Provide handrails, with extensions, to both sides of the ramp to comply with AS1428.1, Clause 12. Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails are required on both sides of the ramp to cater for left and right-handed disabilities.
- d. Where ramp is not enclosed, provide kerb rails in accordance with AS1428.1. The height of kerb rails is to be less than 65mm or greater than 150mm above the finished surface level. This is to ensure that the foot plate of a wheelchair cannot become lodged on the kerb rail.
- e. Provide tactile indicators at the top and bottom of the ramps to comply with BCA Clause D3.8 and AS1428.4.1. Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

Tactile indicators at the top and bottom of the ramps to be 600-800mm deep across the width of the ramp and set back 300mm from the edge of the ramp (refer AS1428.4.1, Figure A1).

6.2 Stairs

Stairs are provided adjacent to the accessible ramps. AS1428.1 has access requirements for all public access stairs and is applicable in this instance.

Compliance Summary:

Capable of compliance



Recommendations:

Access requirements for public access stairs are as follows and should be addressed during preparation of the construction certificate documentation to ensure compliance.

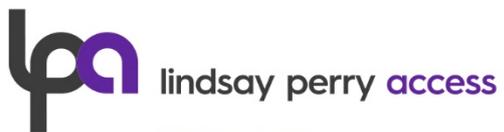
- a. Stair construction to comply with AS1428.1, Clause 11.1.
- b. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.
- c. Provide handrails, with extensions, to both sides of the stair (AS1428.1, Clause 11.2). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible.

Handrails are required on both sides of the stair to cater for left and right-handed disabilities. A central handrail is also an acceptable solution where adequate width is available.

- e. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.
- f. Stair nosings shall not project beyond the face of the riser.
- g. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D3.8 and AS1428.4.1.

Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. For discrete tactile indicators, 45% luminance contrast is required (60% where two-tone indicators are used).

Tactile indicators at the top and bottom of the stair to be 600-800mm deep across the width of the stair set back 300mm from the edge of the stair.



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